

June 11, 2026

ITEM NO.: 25

FILE NO.: Z-10307

NAME: Orndorff #4 – PD-R

LOCATION: 2324 Rock Street

DEVELOPER:

Mike Orndorff
609 E. 16th Street
Little Rock, AR 72202

OWNER/AUTHORIZED AGENT:

GarNat Engineering (Agent)
PO Box 116
Bryant, AR 72015

SURVEYOR/ENGINEER:

GarNat Engineering
PO Box 116
Bryant, AR 72015

AREA: 0.11 acre

NUMBER OF LOTS: 2

FT. NEW STREET: 0 LF

WARD: 1

CURRENT ZONING: R-4

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build a single-family dwelling on each lot. The development will contain a three-vehicle, shared garage. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

B. EXISTING CONDITIONS:

The majority of properties north and east of the proposed site contain R-4 zoning and uses. Medium to high residential zoning and uses is located to the west. South of the proposed site contains a mixture of zoning and uses.

C. NEIGHBORHOOD NOTIFICATIONS:

All owners of property located within 300 feet of the site and all neighborhood associations registered with the City of Little Rock were notified of the public hearing.

D. ENGINEERING COMMENTS (PLANNING DIVISION):

1. All documents shall be prepared based on the current Arkansas Fire Prevention Codes, City of Little Rock Municipal codes and ordinances, and current Stormwater Management and Drainage Manual.
2. All streets to meet the current City of Little Rock Master Street Plan.
3. Any new development shall be reviewed to ensure all codes, specifications, and ordinances are met before issuing any related permits.

ENGINEERING COMMENTS (PUBLIC WORKS):

1. A twenty foot radial dedication of right-of-way is required at the intersection of College St. and E. 11th St.
2. Blocking of the public right-of-way or any part of the public right-of-way is not permissible per Sec. 30-5 of City code. At least 20 ft of space must be provided for vehicle parking from the proposed face of the structure to the right-of-way. Blocking of the sidewalk should be considered when reviewing building setback variances. If approved building setbacks variances do not provide at least 20 ft spacing, the sidewalk should be required to be reconstructed to provide the required spacing to prevent blocking of the sidewalk.

E. UTILITIES/FIRE DEPARTMENT/PARKS/COUNTY PLANNING:

Little Rock Water Reclamation Authority: No comments.

Entergy: No comments received.

Summit Utilities: No comments.

AT & T: No comments received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.

Fire Department:

All projects submitted for zoning approval must comply with the Arkansas Fire Prevention Code, 2021 Edition, including any comments or requirements provided by the Little Rock Fire Marshal's Office

Maintain Access:

Fire Hydrants.

Maintain fire apparatus access roads at fire hydrant locations as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.1 Access road width with a hydrant**. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

Grade

Maintain fire apparatus access roads as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D103.2 Grade**. **Fire apparatus access roads shall not exceed 10 percent in grade except as approved by the fire chief. If the grade exceeds 10 percent, approval will be denied and the applicant must submit request to be reviewed by Fire Chief for Approval.**

Loading

Maintain fire apparatus access road design as per Appendix D of the 2021 Arkansas Fire Prevention Code Vol. 1 **Section D102.1 Access and loading**. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds.

F. BUILDING CODES/LANDSCAPE:

Building Codes: No comments received.

Landscape: No comments.

G. TRANSPORTATION/PLANNING:

Rock Region Metro: No comments received.

Planning Division:

Land Use Plan:

The request is in Planning District 8, the Central City Planning District. The development principles of this district include strengthening the existing development and better defining single-family and non-residential use areas by neighborhood oriented commercial uses. The Land Use Plan shows Residential Low Density (RL) for the application area. The Residential Low Density (RL) category provides for single-family homes at densities not to exceed 6 dwelling units per acre. Such residential development is typically characterized by conventional single-family homes but may also include patio or garden homes and cluster homes, provided that the density remains less than 6 units per acre.

To the north, east, and west of the application area are areas designated for Residential Low Density (RL) uses and are characterized by single-family residences interspersed with duplexes. South of the application area is area designated for Mixed Office and Commercial (MOC) uses and is the site of the original Veterans' Administration Hospital, which now serves as a 208-unit apartment building and as a Little Rock Police Department station.

This site is not located in an Overlay District.

Master Street Plan:

Rock Street is a Local Street on the Master Street Plan. Local Streets are roads designed to provide access to adjacent property with the movement of traffic being a secondary purpose. The standard Right-of-way is 50'. Sidewalks are required on one side. This street may require dedication of right-of-way and may require street improvements.

Bicycle Plan:

Rock Street is not shown on the Master Bike Plan with existing or proposed facilities in this area.

Historic Preservation Plan:

The subject property is adjacent to the Veterans' Administration Hospital, which has been recently converted to a 208-unit apartment building known as the Flats at SoMa. The Veterans' Administration Hospital is individually listed to the National Register of Historic Places for its representation of nationwide efforts to meet the needs of the increasing veteran population after World War II and for its unique architectural style designed by two notable architecture firms.

The Historic Preservation Plan advocates for increased effectiveness and coordination with the review of development plans. Staff advocates that the proposed conversion of the site to accommodate a new use consider its potential adverse impacts to adjacent historic sites. The application, as shown, should have no effect on identified historic resources.

H. ANALYSIS:

The applicant proposes to rezone a 0.16 acre site from R-4 to PD-R. The subject property is proposed to be replatted into two (2) separate lots. The developer will build a single-family dwelling on each lot. The development will contain a three-vehicle shared garage. The applicant will not reside on the property and intends to market both residences for sale/lease in the future.

The majority of properties north and east of the proposed site contain R-4 zoning and uses. Medium to high residential zoning and uses is located to the west. South of the proposed site contains a mixture of zoning and uses.

Lots 9R1 and Lot 9R2 are 3,498 and 3,799 square feet in area, respectively. The developer will build a 1-story, 668 square foot, single family residence on Lot 9R1. Lot 9R2 will contain a 2-story, 1,488 square foot, single-family residence near the northwest corner of E. 24th and Rock Street.

Section 36-502 requires one (1) off-street parking space for each residence.

Access is provided by a driveway extending from E. 24th Street. Parking is provided by a shared three (3) car garage located in the center portion of the development, approximately fifteen (15) feet from the front property line. A single car garage will be designated for Lot 9R1, with a two-car garage portion for Lot 9R2. There will be a ten (10) foot wide driveway on Lot 9R1 and a twenty (20) foot wide driveway on Lot 9R2

All vehicles must be parked on the property and at no time shall block the sidewalk, in such a way that will impede pedestrian use.

The maximum building height shall not exceed thirty-five (35) feet for any building as part of the overall development.

Any future signage must comply with Section 36-551 of the City's Zoning Ordinance (signs permitted in residential one – and two – family zones).

Site lighting must be low-level and directed away from adjacent properties.

To Staff's knowledge, there are no outstanding issues associated with this application. Staff feels that the proposed development is an appropriate use for subject property. Staff feels the proposed development will not be out of character with the development pattern within the area. Surrounding properties contain a mixture single-family and higher density residential developments, office, commercial, and industrial zoning and uses. Staff feels the proposed development will not have an adverse impact on the surrounding properties.

I. STAFF RECOMMENDATION:

Staff recommends approval of the requested PD-R rezoning, subject to compliance with the comments and conditions outlined in paragraphs D and E, and the staff analysis, of the agenda staff report.

PLANNING COMMISSION ACTION:

(June 11, 2026)

The applicant was present. There were no objectors present, however the item was moved to Regular Agenda by a Commission member. The applicant and staff answered the commissioner's questions concerning the item. There was a motion to approve the application. The motion passed by a vote of 11 ayes, 0 nays and 0 open positions. The application was approved.